

Housing Diversity for the Homeless

Residential Studio Units How To Hit a Home Run

J Street Inn - San Diego, CA



Rob Wellington Quigley, FAIA

Pensione K - Sacramento, CA



David Baker & Partners, Architects

Interior



Opportunity Center - Palo Alto, CA



Rob Wellington Quigley, FAIA

Residential Studios for the Homeless How To Hit A Home Run

2nd Base - Day 45 - Go/No-Go Decision

9MP and Developer - review proposal with Supervisor, adjust as needed
9MP, Developer and Supervisor - review proposal with Community, adjust
9MP, Developer, Supervisor and Community - review proposal with RHA, adjust
Architect, Engineers, Contractor - design, pre-construction and permits

3rd Base - Day 2 Construction Begins

Fed., St., county, community - funding
Contractor - Construction Rehab
Developer - Project oversight/closeout
Non-Profits - Systems/roles finalized

1st Base - Day 7 Due Diligence Begins

(9MP) - approves pre-development funding based on facts/statistics
Developer - preliminary geotechnical, architectural, civil, financial, renderings

Home Run!!!

Homeless - housing, stability, services; health
County - impacts/costs of homelessness reduced
Community - "Fair Share" satisfied, incentives
Developer - Grand Opening!!

A Hit

Developer - contract executed (most likely with 45-day due diligence period)
Nine Member Panel (9MP) - one representative from each District initiates review

Random Considerations

- Residential studio zoning amendment
- Master Planning
- Inclusionary zoning and overlays
- Revitalization Districts
- ADU's
- Nine Member Panel
- "Fair Share"
- County Land